

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Minutes of the April 18, 2007 Meeting**

1. Roll Call.

Bettina Redway for Bill Lockyer, State Treasurer, chaired the meeting of the Tax Credit Allocation Committee (TCAC). Ms. Redway called the meeting to order at 1:40 p.m. Also present: Cindy Aronberg for John Chiang, State Controller; Molly Arnold for Michael Genest, Director of the Department of Finance; Theresa Parker, Executive Director of the California Housing Finance Agency; and County Representative, Kathleen Paley. Lynn Jacobs, Director of the Department of Housing and Community Development was absent.

2. Approval of the minutes of the March 21, 2007 Committee meeting.

No public comment.

MOTION: Ms. Aronberg moved to adopt the minutes of the March 21, 2007 meeting. Ms. Arnold seconded and the motion passed unanimously.

3. Executive Director's Report.

Mr. Pavão announced that TCAC concluded each of its five Outreach Forums. He reported that several issues were brought up by the forum participants including 1) Simplifying the tax-credit application; 2) Making available the TCAC alternative methods for establishing the basis limits from which applicants calculate tax credits; and 3) Updating the minimum operating costs matrix within the TCAC regulations.

Mr. Pavão also announced that the Transportation and Housing Committee voted in favor of Senate Bill 713 on April 17, 2007. He explained that SB 713 has two provisions: 1) it permits state and federal low-income housing tax credits awarded to a single project, to be utilized by separate investors; and 2) it consolidates the farm worker housing tax credit program into the state low-income housing tax credit program as a farm worker set-aside.

4. Discussion and Consideration of Revising the 2007 Meeting Schedule.

Mr. Pavão proposed that the Committee move the meeting scheduled for July 18<sup>th</sup> to July 25<sup>th</sup>. He also recommended changing the September 19<sup>th</sup> meeting date to September 26<sup>th</sup> so that TCAC can meet on the same dates as CDLAC.

MOTION: Ms. Aronberg moved to approve staff recommendations. Ms. Arnold seconded and the motion passed unanimously.

5. Discussion of and Action on 2007 Applications for Reservation of Federal Low Income Housing Tax Credits (LIHTCs) for Tax-Exempt Bond Financed Projects, and appeals filed under TCAC Regulation Section 10330.

<u>Project #</u>	<u>Project Name</u>	<u>Credit Amount</u>
CA-2007-819	Colgan Meadows	\$1,050,625
CA-2007-820	Vida Nueva	\$332,932
CA-2007-823	Santa Paulan Apartments	\$401,458
CA-2007-824	Ukiah Terrace I Apartments	\$186,777
CA-2007-825	The Highlands Apartments	\$289,275
CA-2007-826	Crescent Park Apartments	\$3,968,856
CA-2007-827	Casa Feliz Studios	\$651,854

Mr. Pavão announced that one project, San Pedro Apartments CA-2007-808, was removed from the agenda. He explained that the Committee approved the project in April, but the sponsor became concerned about a provision within the staff report. The issue related to the project's potential cash flow on the market rate units, and the sponsor contemplated reapplying with a subdivided ownership structure. However, Mr. Pavão reported that the San Pedro Apartments application concerns were remedied, and therefore the original reservation would stand.

With regard to Vida Nueva CA-2007-820, Ms. Aronberg read the following statement: "Because Wells Fargo is a former source of income to the Controller, out of an abundance of caution, we will not be participating in this vote."

Ms. Aronberg exited the room.

MOTION: Ms. Arnold moved to approve staff recommendations, regarding only Vida Nueva Apartments CA-2007-820. Ms. Redway seconded and the motion passed.

Ms. Aronberg re-entered the meeting.

MOTION: Ms. Aronberg moved to approve staff recommendations, excluding Vida Nueva Apartments CA-2007-820. Ms. Arnold seconded and the motion passed unanimously.

6. Public Comment.

7. Adjournment.

The meeting adjourned at 2:05 p.m.